

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 35A Masters Street, Caulfield

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price ----- or range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,900,000 Property type Townhouse Suburb Caulfield

Period - From 13/04/2024 to 14/04/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 35B Masters Street, Caulfield	\$2,205,000	05/03/2025
2 38A Cedar Street, Caulfield South	\$1,882,000	22/02/2025
3 118 Booran Road, Glenhuntly	\$1,890,000	23/11/2024

This Statement of Information was prepared on: 14/04/2024